LAKIN & CO

2 Bedroom Maisonette - Upper | 1 Bathroom | 1 Reception

West End Road, Ruislip HA4 6DT

£1,600 Per Month









- TWO Bedroom Maisonette
- Walking Distance Of Ruislip High Street
- Double Glazing
- Close To Tube Stations
- First Floor
- Available November 2026
- Gas Central Heating
- EPC Rating D

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A well-located TWO-bedroom first floor maisonette with a private rear patio garden, within just a short walk of both Ruislip High Street, Ruislip Station and Ruislip Gardens Station.

With neutral décor throughout the accommodation briefly comprises; a private entrance leading to an entrance hallway,

Further benefits include; double glazing, gas central heating and.

The property is located on West End Road and is equidistant to Ruislip and Ruislip Gardens tube stations and for the motorist, it is also close to the A40/M40/M25 motorway junctions.

Available November 2026 unfurnished.

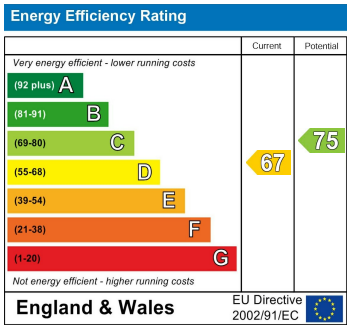
Rent: £1,600 PCM
Deposit: £1,846 (5 weeks' rent)
Holding deposit: 1 week's rent £369.23 (which will be used towards the remaining move-in money due)
Local authority: Hillingdon
Council tax band: C

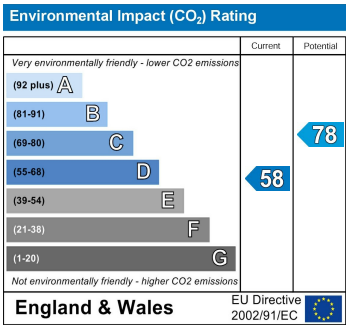
Internet Speed: Download - (up to) 1,800 Mbps; Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org/

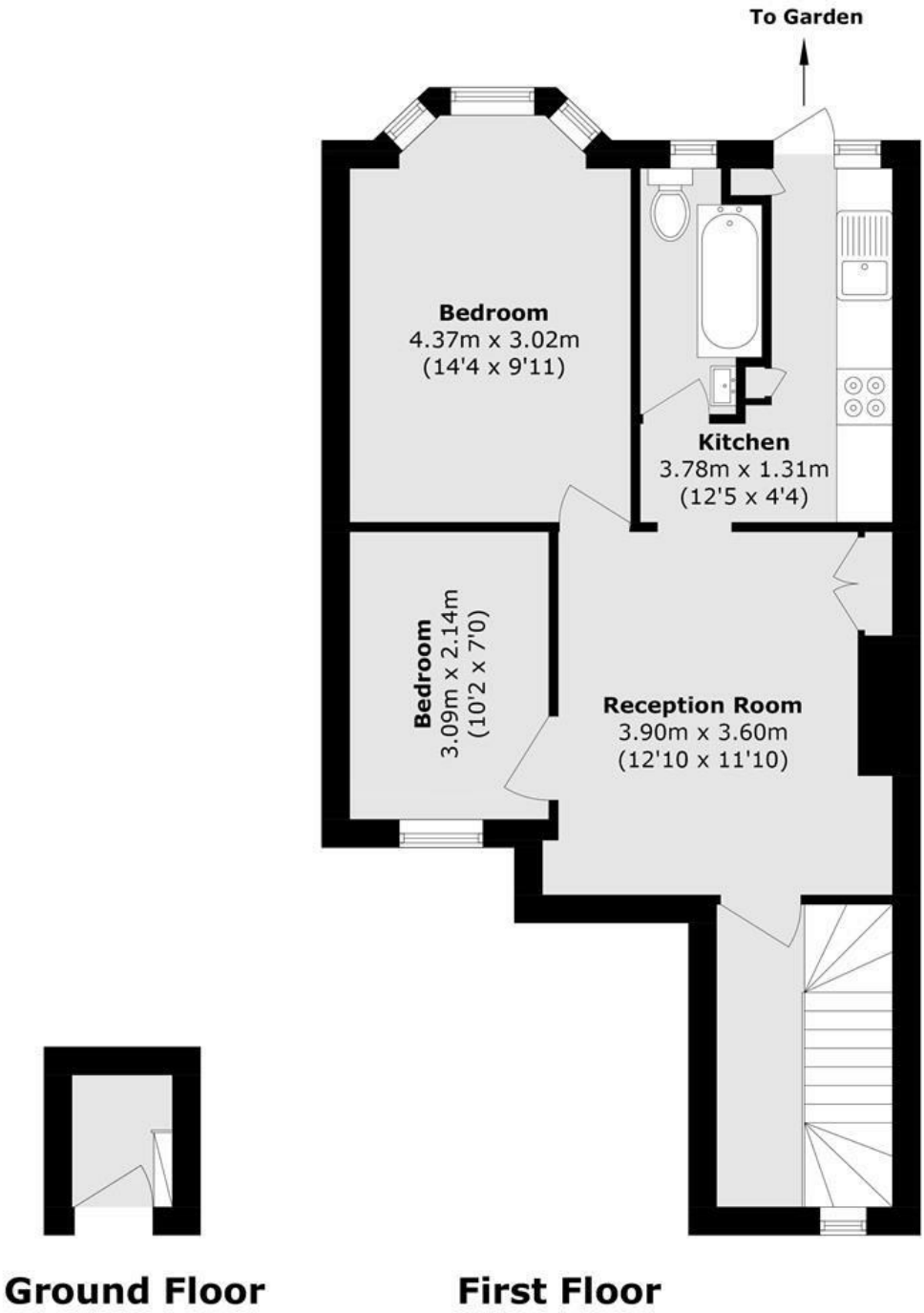




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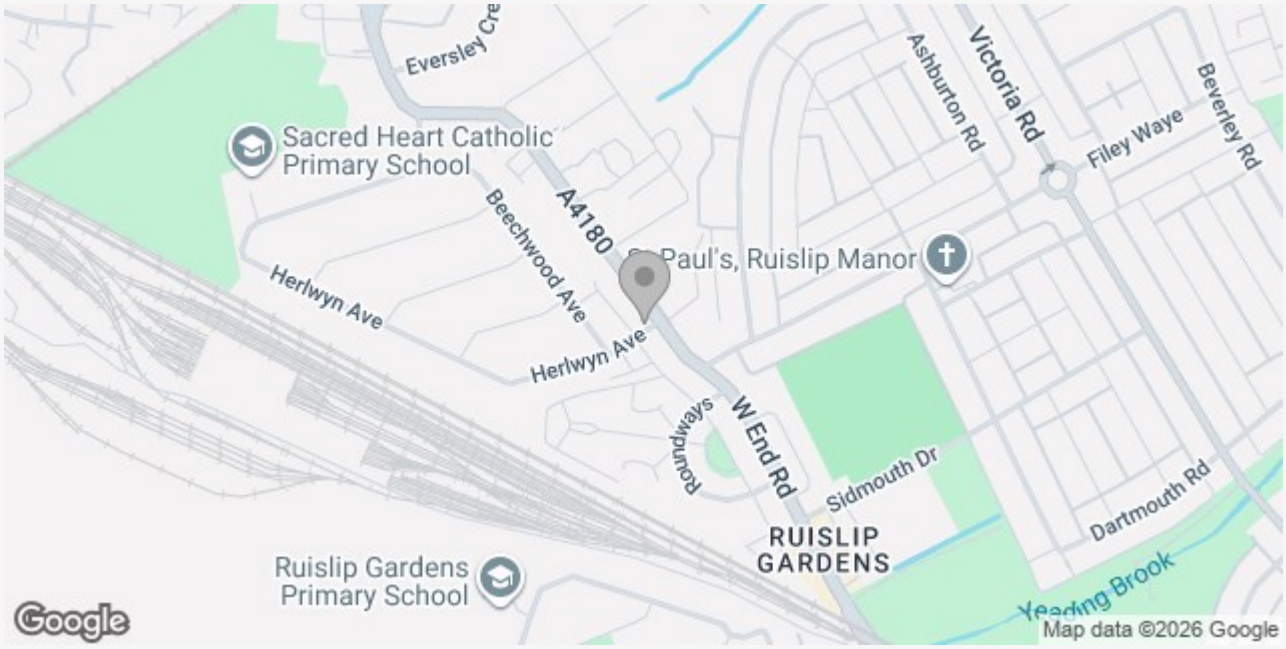
Total area (approx.): 52.6 sq. m (566.1 sq. ft)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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